

Special Session

Agenda Item #	5
Meeting Date	March 21, 2005
Prepared By	Rob Inerfeld, Senior Planner
Approved By	Barbara B. Matthews City Manager

Discussion Item	Resolution in support of parking waiver for Orchard Avenue Development
Background	<p>Dan Robinson is in the final stages of obtaining permits for his property at 6411 Orchard Avenue. He is proposing to construct a small office building on a small lot zoned C-2 in the Commercial Revitalization Overlay Zone (CROZ). Mr. Robinson worked closely with the City and neighborhood for over two years while developing plans for his property. He received necessary City stormwater and tree approvals. His tree protection plan has expired. Mr. Robinson will be working with the City Arborist to renew it.</p> <p>The property is small and only accommodates eight parking spaces. Mr. Robinson received site plan approval for the development of 4,000 square feet of general office space. The parking requirement for 4,000 square feet of general office space is ten spaces. The site plan approval included a waiver of two spaces. The CROZ allows for parking waivers of up to 50% as part of a site plan review process.</p> <p>Measurement of building space is done differently for different purposes. Mr. Robinson recently learned that his plans for the building actually measure to 5,500 square feet of general office space, thus triggering a parking requirement of 14 spaces. He will be requesting a six space parking waiver rather than the two space parking waiver he had received. He is asking the City to support his request to increase the parking waiver by four spaces, to a total waiver of six spaces. He notes that there are a large number of unused on-street parking spaces adjacent to and near his building. Ten on-street spaces exist directly in front of his property, with an additional 21 spaces within one block. Staff confirmed that there is a large capacity of on-street parking in the vicinity of the Orchard Avenue development. The Pinecrest Community Association has taken a formal position in support of Mr. Robinson's waiver request.</p> <p>The Council discussed the waiver request on March 14, 2005. There was a consensus to support the requested waiver.</p>
Policy	The City Council is concerned with the nature of development in the City of Takoma Park.
Fiscal Impact	The new development will increase the tax base.
Attachments	Resolution of support for Dan Robinson's parking waiver request
Recommendation	Staff recommends Council approval of the accompanying resolution supporting the request for a waiver of parking spaces required by the Orchard Avenue development
Special Consideration	

Introduced by:

RESOLUTION # 2005 -

Resolution in Support of 6411 Orchard Avenue Parking Waiver

WHEREAS, Mr. Dan Robinson is planning to construct a 5,500 square foot office building at 6411 Orchard Avenue; and

WHEREAS, Mr. Robinson's project is located within the Commercial Revitalization Overlay Zone (CROZ); and

WHEREAS, Mr. Robinson is requesting a waiver of six parking spaces; and

WHEREAS, the Planning Board may waive parking requirements within the CROZ if it finds that the waiver will accomplish the goals of the master plan including revitalization, enhancing the pedestrian environment, and encouraging use of transit; and

WHEREAS, Mr. Robinson has obtained all necessary permits from the City and worked with City and Park and Planning staff to design his building so that it will contribute to the streetscape; and

WHEREAS, the City of Takoma Park recognizes the importance of attractive, well-designed properties in maintaining the livability and economic health of the community; and

WHEREAS, the Pinecrest Community Association supports both the overall project and the proposed parking waiver.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park supports this parking waiver request and encourages its approval by the Montgomery County Planning Board.

Approved this ____ day of _____ 2005.

Attest:

Catherine E. Waters, City Clerk